108.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	780,000 / 780,000
					USE VALUE:	780,000 / 780,000
					ASSESSED:	780,000 / 780,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
350		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LI CHAO
Owner 2:	
Owner 3:	
Street 1:	350 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MULLANEY DORIS A/ ESTATE -
Owner 2:	-
Street 1:	350 WASHINGTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,643 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Vinyl Exterior and 2456 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6643.000	346,500		433,500	780,000
Total Card	0.153	346,500		433,500	780,000
Total Parcel	0.153	346,500		433,500	780,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.54 | /Parcel: 317.5

Legal Description

User Acct 68802

GIS Ref

GIS Ref

Insp Date 06/29/20

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 108.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	225,000	0	6,643.	433,500	658,500	658,500	Year End Roll	12/18/2019
2019	101	FV	195,600	0	6,643.	439,700	635,300	635,300	Year End Roll	1/3/2019
2018	101	FV	195,600	0	6,643.	328,200	523,800	523,800	Year End Roll	12/20/2017
2017	101	FV	195,600	0	6,643.	297,300	492,900	492,900	Year End Roll	1/3/2017
2016	101	FV	195,600	0	6,643.	284,900	480,500	480,500	Year End	1/4/2016
2015	101	FV	183,400	0	6,643.	241,500	424,900	424,900	Year End Roll	12/11/2014
2014	101	FV	183,400	0	6,643.	229,100	412,500	412,500	Year End Roll	12/16/2013
2013	101	FV	183,400	0	6,643.	218,000	401,400	401,400		12/13/2012

!8459!

PRINT

Date	Time
12/10/20	23:02:02

LAST REV

Date	Time
06/29/20	10:44:45
danam	
8459	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULLANEY DORIS	70563-503		1/29/2018	Estate/Div	660,000	No	No		Doris A Mullaney dod 6/10/2016
	14975-312		4/1/1983		99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2019	926	Addition	53,000	O				
6/20/2001	431	Wood Dec	9,000	C				12X18 OPEN DECK

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2020	Measured	DGM	D Mann
6/29/2020	Permit Visit	DGM	D Mann
10/26/2018	MEAS&NOTICE	HS	Hanne S
4/4/2009	Meas/Inspect	372	PATRIOT
5/6/2000	Inspected	276	PATRIOT
11/29/1999	Mailer Sent		
10/26/1999	Measured	256	PATRIOT
8/19/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	68802
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6643		Sq. Ft.	Site		0	70.	0.93	5									433,501						433,500	

Total AC/HA: 0.15250 | Total SF/SM: 6643 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 433,501 | Spl Credit | Total: 433,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08662677
Const Adj.:	0.99989998
Adj $ / SQ:	135.815
Other Features:	96500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	470800
Depreciation:	124291
Depreciated Total:	346509

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

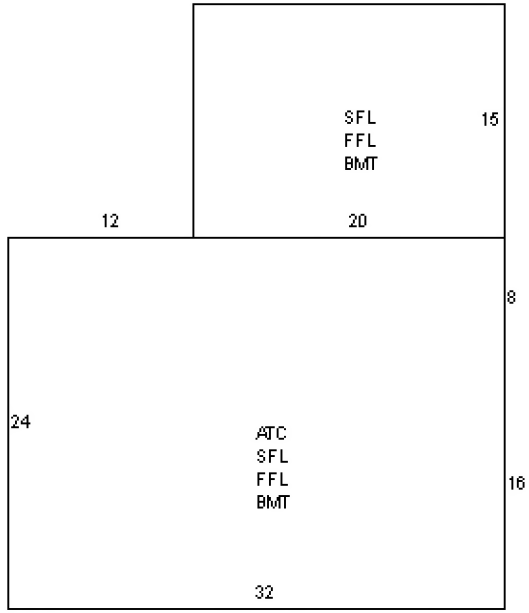
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	135.81
Special Features:	0	Val/Su Net:	99.77
Final Total:	346500	Val/Su SzAd	144.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,068	44.660	47,692
FFL	First Floor	1,068	135.810	145,050
SFL	Second Floor	1,068	135.810	145,050
ATC	Attic	269	135.810	36,507
	Net Sketched Area:	3,473	Total:	374,299
Size Ad	2404.7999	Gross Are	3972	FinArea 2456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	